

For Lease

MILLENNIUM CENTRE

4909 49 STREET
RED DEER, ALBERTA

DEMOGRAPHICS



Population
100,418



Median Age
43



Household Income
\$93,098

BUILDING DETAILS



Parking
282 stalls



Neighbourhood
Downtown



Traffic Count
20,000 vpd

HIGHLIGHTS

- 7 storey downtown office/retail building located across from City Hall in downtown Red Deer with 282 above ground parking & 53 underground stalls
- On site security
- Strong tenant mix from financial and legal institution to government office
- RDC off site campus, high trafficked food court
- New major retail tenants

Rates:

Market

Leasable Areas:

Unit 101: 2,180 sq. ft.

Unit 104B: 1,264 sq. ft.

Unit 106: 1,307 sq. ft.

Unit 108: 5,121 sq. ft.

Unit 109: 1,810 sq. ft.

Unit 110: 1,224 sq. ft.

Op Costs & Taxes:

\$15.64 psf (est)

Term:

5 - 10 years

Parking:

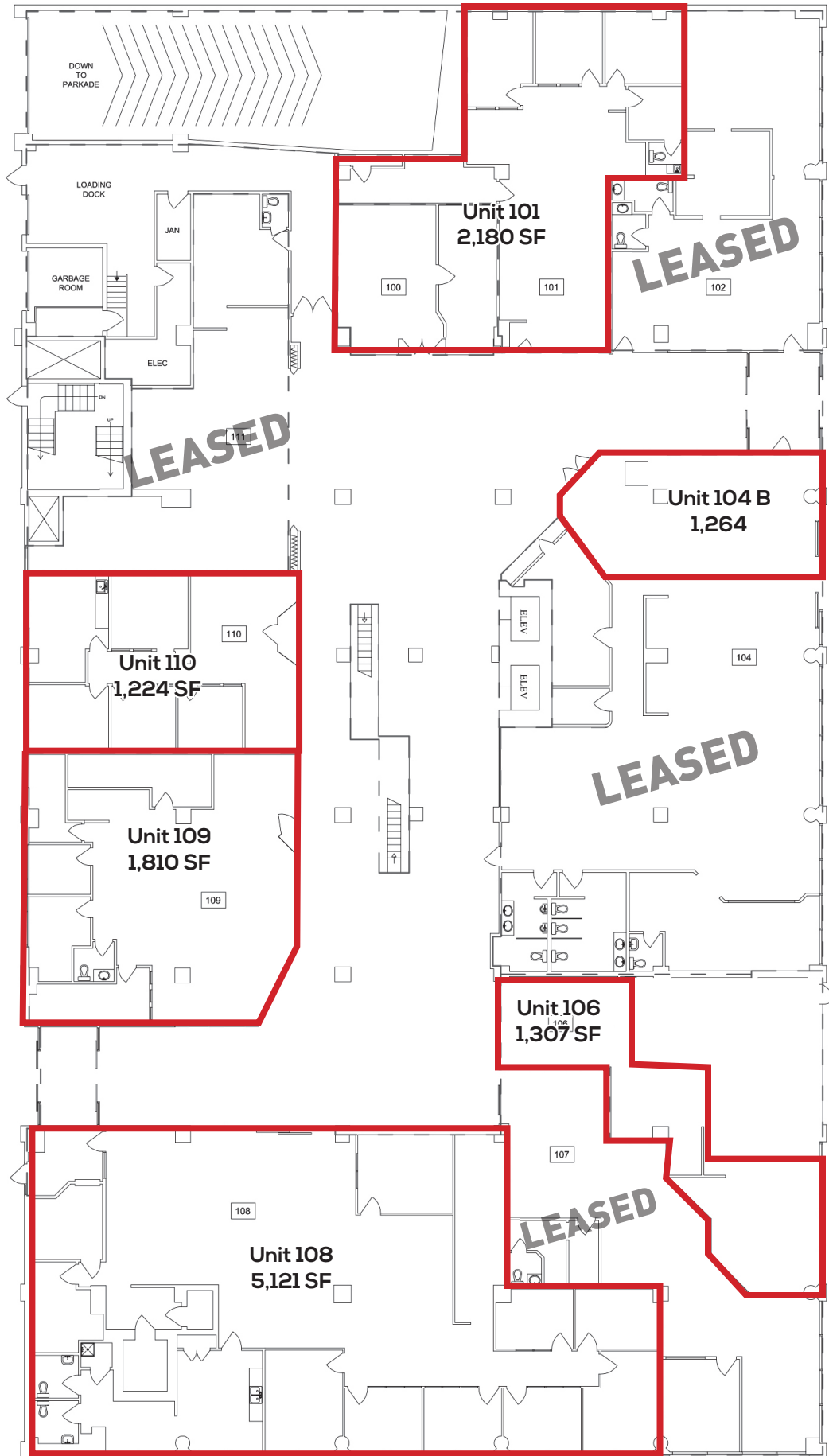
Market Rates

HEAD OFFICE
Suite 300, 1324 - 11 Avenue SW
Calgary, Alberta T3C 0M6
Toll Free 1.800.750.6766
AvenueCommercial.com

AVENUE | Commercial
Real Estate Solutions

FLOOR PLAN

4909 49 Street, Red Deer, Alberta



Suite 101 - 2,180 sq. ft. - Former Registry Office



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Suite 106 - 1,307 sq. ft.



Suite 110 - 1,224 sq. ft.



LOCATION

4909 49 Street, Red Deer, Alberta



CHOOSE YOUR AVENUE

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